

What to submit to obtain a building permit

The following plan review items are required to obtain a building permit for a new home, home addition or to build a garage. Including these items on your plans will speed up the review process and save several trips to City Hall for obtaining your building permit.

You must submit these items:

1. Complete, drawn to scale plot plan with lot dimensions, distances to property lines and any accessory buildings shown on plan.
2. Topographical plan showing lot contours on lots with hillsides or slopes to determine buildable limits and compliance with Sandy City Sensitive Area Overlay Zone restrictions.
3. Elevations of top back of curb and garage floor slab to determine if driveway is in compliance with Sandy City's 2% minimum slope and 12% maximum slope away from the house.
4. Provide detailed floor plans showing all proposed uses.
5. Provide complete floor framing and roof framing plans to show joist and rafter direction, spacing and construction details.
6. Provide typical wall section, showing wall, roof, footing, foundation and reinforcement.
7. All rooms or portions thereof must be dimensioned and drawn to scale.
8. Exterior walls must comply with IRC or walls must have lateral analysis by an Engineer licensed by the State of Utah.
9. Heat loss calculations.
10. Provide complete engineer stamped truss details.
11. Show any load or structural implications from existing home or structures adjacent to additions or remodeling that will affect in any way the design or construction of such addition.
12. Provide a list or show on plans all materials to be used in the construction of project.
13. Any addition, remodeling or renovation of a residential occupancy (home or apartment) requires the installation of a battery powered smoke detector on each level of the structure and in each sleeping room.
14. Provide door and window schedule.

Show type, size, and openable area.

15. Show rise and run of all stairs.

16. Show all beam, girder and exterior wall header sizes.

17. Show all decks, bay windows and floor cantilevers on plot plan as they are included and part of your setbacks.

We hope this information will be helpful and please feel free to contact the Building and Safety Division for any further information. You can contact them at 568-7251.